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PLANNING

community development

STATE DOCUMENTS

JUN 14 1973

news bulletin

Montana Division of Planning
and Economic Development
Dept. of Intergovernmental Relations
(406) 449-3757

No. 3 - June '73

Effects and results stemming from new subdivision bill (Senate Bill 208)...
County commissions and city councils should budget at least a nominal amount for
preparation, adoption and enforcement of the new subdivision law. Mill levies authorized
under Section 11-3825, R.C.M. 1947, can be used wherever a planning board exists.
Boards may also want funds for sending members to conferences.

This office has formed an interdepartmental advisory group to assist in
formulating content of environmental assessment required of subdividers under the new
law. Associations of local governmental officials and professionals involved with subdivisions
have been asked to designate persons to review and comment on draft regulations.

Questions, comments, suggestions regarding implementation should be directed
to Rich Weddle or Dave Cole, at this office.

Community master plans may set aside areas for development of mobile home
sites or trailer courts as per amended SB 269 which amends Section 11-3831.

City-county members and county planning board membership requirements
were changed by SB 275...two members appointed by county commission to city-county
board must reside in unincorporated area of board's jurisdiction. Also, if officer of
conservation or cooperative grazing district board lives in area, one must be on the
county planning board.

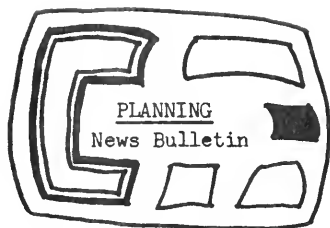
Illegal real estate contracts might be the result if May 17 article in Helena
Independent Record proves true...Contracts and contracts-for-deed in unplatted and
unfiled subdivisions may violate Title 11, Chapter 6 of Montana law, and be unenforceable.
Deeds already conveyed might be questioned.

Ovando citizen's group obtained temporary restraining order prohibiting
Powell County Commission from approving any subdivision plats until regulations
adopted. Show cause hearing on permanent injunction held at Deer Lodge May 24...
now awaiting decision of District Court Judge Robert J. Boyd.

No reimbursement for county planning board members local travel expenses...
that was the recently issued opinion of Attorney General Woodahl. He noted a bill
authorizing such payments (SB 624) was held over by the legislature to '74 session.

As previously anticipated, HUD 701 planning funds for local planning
increased 22% to \$245,000 from \$201,350. Metropolitan planning grants of \$54,000 will
be used by city-county planning boards in Bozeman, Butte and Lewistown. Non-metro
planning grants will go to Flathead County Areawide Planning Organization (APO),
Deer Lodge/Granite County APO, Lincoln County APO, Big Horn County APO, Ravalli County,
Carbon County, Lewis & Clark County and Missoula Planning Board.

Non-metro planning funds increased to 78% of the share from 58% in FY '73...
as city-county planning boards expanded efforts county-wide.



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Spreading social services efficiently with Multi-County District 8 (Lewis & Clark, Broadwater, Jefferson) is objective of study by this office and Helena Model City Program.

Efforts to enable all of Montana to benefit from Port of Butte's low freight rates and handling costs are being explored via this office's Model City coordinating function. Effort seeks to pinpoint export and import opportunities.

Indian executives are invited to attend seminars on financial management procedures partially arranged by this department and conducted by Tri-State Tribes, Billings. Tentative schedule is for sessions in Polson, Billings and Great Falls.

A comprehensive planning grant to relate social-economic impact of coal development on the Northern Cheyenne Indian Reservation has been granted by this office using HUD 701 funds. Intermountain Planners will do the plan with George Highwalker, Jr., tribal member, consulting.

Aiding Indian Reservations in matters relating to coal development was authorized, by SB 426 for all state agencies and officers.

Final Ravalli County Subdivision Study now available. Key results:

- ...subdivision boom began about 1966-67
- ...two-thirds of subdivided parcels purchased on contract-for-deed--and at least three-fourths of these not recorded
- ...only one-third of parcels platted and filed...so two-thirds of subdivisions go without public review and control.
- ...lack of control cost Ravalli potential public park land work as much as \$690,000
- ...three-fourths of lands purchased by Montanans, more than 50% from Ravalli
- ...most original subdividers Montana residents.

PERSONS desiring to receive this bulletin should contact the Planning Division, also any Planning Board member should address changes should be sent in.

PLANNING News Bulletin is supported through a Federal Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

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